

**PLANNING COMMITTEE MEETING – 6<sup>th</sup> August 2014**

**Amendment/De-brief Sheet**

**PLANNING APPLICATIONS**

CIRCULATION: First

ITEM: 4a                      APPLICATION REF: 14/0657/FUL

Location: Combined Colleges Boathouse, Logans Way

Target Date: 25.06.2014

To Note:

Further representations have been received from the Riverside Area Residents Association and 40 Riverside. These representations are attached to the Amendment Sheet. These representations suggest two potential changes to the design of the Boathouse, and represent a redesign. The scheme that has been put forward by the applicants must be assessed on its merits, and this suggested scheme cannot be assessed as part of this application.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4b                      APPLICATION REF: 14/0543/FUL

Location: 1 Milton Road

Target Date: 09.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

The following minor changes are made to the recommended conditions:

Condition 7:

Split into two conditions as follows:

- 7a. Prior to the commencement of demolition hereby approved (excluding any pre-construction, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

- 7b. Prior to the commencement of the development hereby approved (including any pre-construction enabling works or piling, but excluding demolition), the applicant shall submit a report in writing, regarding construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)

Condition 20:

Wording amended to:

Prior to the construction of any external surfaces of the development hereby permitted, samples of the materials to be used for construction of the external surfaces shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

Condition 24:

Wording amended to:

No development shall commence (excluding demolition and enabling works) until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details prior to first occupation.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

**DECISION:**

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CIRCULATION: First

ITEM: 4c                      APPLICATION REF: 14/0506/FUL

Location: 121 Chesterton Road

Target Date: 30.05.2014

To Note: I propose an additional condition to ensure the external finishes and materials (including the colour of the film) are acceptable.

Amendments To Text: None

Pre-Committee Amendments to Recommendation:

Additional condition:

'No development shall take place until samples of the materials to be used in the construction/finishing of the external surfaces (including the film treatment) of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

**DECISION:**

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CIRCULATION: First

ITEM: 4d                      APPLICATION REF: 13/1207/FUL

Location: DoubleTree By Hilton, Granta Place

Target Date: 22.11.2013

To Note:

Southacre, Latham and Chaucer Road Residents Association are recorded as having made representations but their specific concerns were not set out. These were as follows:

Potential impact on sensitive riverside location  
Loss of amenity for local community  
Impact of additional traffic on Mill Lane/Granta Place  
Existing Leisure Centre with glass roof is low key and relatively attractive.  
The development contravenes the 2014 Local Plan and would have an adverse impact on the Greenbelt.

The occupier of 9 Canterbury Close has not made representations about the application. This address was included in error.

The Residents Association of Old Newnham has prepared a petition with 320 signatures. This will be referred to at the Committee meeting.

A further representation has been made which refers to the following:

1        The CGI (River) that has been submitted in support of the revised elevations indicates that the single storey part of the building is being extended in addition to being converted when compared with the original CGI.

Officer Note: The application relates to the conversion of the Leisure Centre only and no extension is planned. The architect has confirmed that this is the case.

2        The revisions to the elevations introduces another architectural style and additional palate of materials to an already compromised building.

3        The soft colours of the most recent drawings have been designed to minimise the apparent impact of the zinc cladding on the building. Reality would be very different

Officer note: I will describe the building as part of my presentation.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4e                      APPLICATION REF:              14/0653/FUL

Location:                      Former Villa Service Station, 57 High Street

Target Date:                      29.07.2014

To Note:

8.27 – I should have also mentioned the recreation area at Byron’s Square (just behind the shops) where there is a large open area and formal tennis courts and sports pitch.

Amendments To Text:

2.1 - The last sentence should read “The proposal also includes the retention of the existing Acer tree at the front of site and removal of the Ash and two Cypress trees”.

8.5 – The quote taken from the Conservation Area Appraisal of the Shell Petrol filling station should be replaced with “The former petrol filling station is obtrusive...” (page 9)

Pre-Committee Amendments to Recommendation:              None

**DECISION:**

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CIRCULATION: First

ITEM: 4f                      APPLICATION REF:              14/0159/FUL

Location:                      Anstey Hall Farm Barns, Grantchester Road

Target Date:                      14.05.2014

To Note:

The County Council has confirmed that the following education and strategic waste contributions are required:

Early Years: A contribution of £9,720 is required from this development based on an individual dwelling contribution of £810.

Primary: A contribution of £16,200 is required based on an individual dwelling contribution of £,1350.

Secondary: A contribution of £18,240 is required based on an individual dwelling contribution of £1,520.

Life Long Learning: A contribution of £1,920 is required based on an individual dwelling contribution of £160.

Strategic Waste: A contribution of £2,280 is required based on an individual dwelling contribution of £190.

#### Amendments To Text:

-Paragraph 7.2 'The existing foul water drainage system running under 1 Grantchester Road' change to 'The existing foul water drainage system running under 3 Grantchester Road'

-Paragraph 8.75 (table), reference to 'The existing foul water drainage system running under 1 Grantchester Road' change to 'The existing foul water drainage system running under 3 Grantchester Road'.

#### Pre-Committee Amendments to Recommendation:

Amendment to condition 14 (underlined and in bold for reference) to read:

'No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant; and cross -sectional plans and detailed layout plans and mitigation measures (removing the proposed rumble strip) for the construction of the access road to demonstrate that adjacent trees will not be adversely affected **including details of measures to ensure that the stability of the listed wall is safeguarded.** Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. It shall include a reinforcement and new planting on and near to the edges adjacent to the eastern side (next to the cemetery) and the southern edge (adjacent to the housing site).

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)'

#### **DECISION:**

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CIRCULATION: First

ITEM: 4g                      APPLICATION REF:            14/0160/LBC

Location:                      Anstey Hall Farm Barns, Grantchester Road

Target Date:                      09.04.2014

To Note:                              Nothing

Amendments To Text:            None

Pre-Committee Amendments to Recommendation:    None

**DECISION:**

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CIRCULATION: First

ITEM: 4h                      APPLICATION REF:            14/0505/S73

Location:                      ALDI, Unit 1, 157 Histon Road

Target Date:                      04.07.2014

To Note:

Recent noise complaints:

*Refuse and Environmental Service:*

An Environmental Health Officer visited the Aldi site on 30 July 2014 at 00:35 following a noise complaint. There was a lorry trailer parked at the rear of the store but no activity going on. They were unable to respond to the call immediately (at 23:40) because the Environmental Health Officer was on another call.

*Planning Enforcement:*

Enforcement Officers have received complaints that the current deliveries conditions have been breached on the following dates:

- 5 May 2014 (Bank Holiday Monday) at 7pm.
- 18 May 2014 (Sunday) a delivery well before 9am. The complainant alleges that early Sunday deliveries are a regular occurrence.
- 21 May 2014 (Wednesday) – Noisy delivery after 11pm.
- 1, 15, 22 June 2014 (Sundays) that the delivery lorry has arrived after 5pm and this is contrary to condition 1 of 11/0384/S73.

Aldi has been asked to respond to the allegations but to date a response has not been received

- Aldi has also been advised that a delivery to the store took place between 11pm and 12.45pm on 30 July 2014.

Amendments To Text:

6.10 Cambridge City Council has previously witnessed a noise nuisance from an evening delivery to the Aldi (Histon Road) store. Environmental Services received a noise complaint and visited the site on 15 August 2013 at 21:00 and observed a lorry. All was quiet but at 21:09 the chiller unit on the trailer started which was very loud. The noise of the trailer chiller was very loud outside and in the rear bedroom of a property on Nursery Walk overlooking the trailer. The Environmental Health Officer noted that it would prevent sleep in this room. Consequently, the comments of 28th April 2014 recommended the imposition of a Planning Condition relating to delivery vehicle engine noise and vehicle refrigeration noise. As such, a similar condition is recommended for this application, which is detailed below.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: 4i                      APPLICATION REF:              14/0564/FUL

Location: Hills Road Sixth Form College

Target Date: 15.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4j                      APPLICATION REF:              14/0493/FUL

Location: 297 Histon Road

Target Date: 27.05.2014

To Note: Nothing



Amendments To Text:

Paragraph 8.2 the reference (is this correct) should be removed.

Condition 2 – This should refer to the use to stop and not the land to be restored.

The condition should read:

The use hereby permitted shall be discontinued on or before 28<sup>th</sup> February 2016;

Reason: To enable the local planning authority to assess the impact of the use on the amenity of the surrounding area. (Cambridge Local Plan 2006 policies 3/1, 3/4, 3/12 and 8/2)

Condition 3 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, a scheme for the insulation of the building(s) and plant in order to minimise the level of noise emanating from the said building(s) and plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of neighbouring residential properties. (Cambridge Local Plan (2006) policy 4/13).

Condition 5 – The applicants have requested a further 1 hours to allow to tidy up and Environmental Health have not opposed this subject to no music to be played during this time and therefore condition 5 is revised to:

The premises shall only be open to members of the public between the hours of 12:00 and 21:00 on Mondays to Fridays; 10:00 and 18:00 hours on Saturday and at no time on Sundays and Bank Holidays. All members of staff shall vacate the building no later than 22:00 hours on Mondays to Fridays and 19:00 hours on Saturday. There is no music to be played between 21:00 and 22:00 Monday to Friday and 18:00 to 19:00 on Sunday during the staff tidy up time.

Reason: To protect the amenity of neighbouring residential properties. (Cambridge Local Plan (2006) policy 4/13).

Condition 7 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, a plan showing the layout of the cycle parking to be provided in accordance with the Cambridge Local Plan Cycle Parking Standards shall be submitted to and approved in writing by the Local

Planning Authority. The development shall then be implemented in accordance with the approved plans and cycle parking provision shall be made prior to commencement of use and retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

Condition 10 – Should refer to allow 3 months from the date of this decision to submit...

The condition should read:

3 months from the date of the Decision Notice, the on-site storage facilities for trade waste, including waste for recycling and the arrangements for the disposal of waste detailed on the approved plans shall be provided. The approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006))

This is due to the fact that this is a retrospective application and the standard conditions require this information prior to the use commencing.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION: First

ITEM: 4k                      APPLICATION REF: 14/0922/FUL

Location: Westminster College, Madingley Road

Target Date: 15.09.2014

To Note:

**Arboricultural Comments**

The scheme is an improvement on the previous in that the relationship between trees and buildings is more sustainable. The site is still relatively constrained in terms of construction activity, therefore, while there are no formal arboricultural objections tree protection will be required along with the use of specialised construction techniques within the RPA of retained trees.

### Officer Comment

Adequate tree protection can be ensured through the imposition of new conditions 17 and 18 below.

### **Landscape Comments**

Further explanation of landscape team concerns in 6.15 and 8.26:

- The new path was moved away from the steps alignment to avoid the yew tree (Refer to tree protection plan).
- The fire tender path has been moved to avoid the yew tree. Parking within the fire tender path is a management issue for the College.

### **Highways Comments**

Further to paragraph 6.2 of the officer report I have set the comments of the Highways Authority below:

#### Western Corridor Area Transport Plan

The site falls within the area for which financial contributions towards the Western Corridor Area Transport Plan are sought. The WCATP is required for any development that generates a net increase of 50 or more trips. The contribution is calculated using the 24-hour person trips that pass over the red line boundary of the proposed development. The Technical Note submitted in support of the application uses a first principles approach to calculate the 24 hour trips associated with the development, resulting in 85 trips which is acceptable to the County Council.

85 trips x £171 (WCATP rate per trip) = £14,535

#### Travel Plan

Travel Plan Heads of Terms was submitted as part of the application primarily relating to the proposed meeting rooms and occasional conference events on site, although ideally the Travel Plan should target all users of the site including staff and students. Users of the college will be provided with local bus map, details of bus stops, locals cycle network, public transport timetable information, although it is not clear how this information will be disseminated. It is recommended that delegates and visitors are provided this information through booking confirmation prior to attending the site and additionally this information should be made available through the development website.

Additionally delegates will be made aware of parking facilities within the vicinity of the development and will be given the opportunity to car share with other attendees at the time of booking. Discounts parking charges will be considered for those delegates that choose to car share.

Measures to encourage staff to use other modes will be identified following the staff survey, although it is recommended that all new staff and students are offered a welcome pack prior to starting on site, identifying the transport options available when travelling to and from the site.

Additional incentives such as public transport taster tickets should be offered to staff to enable them to try different options for free.

### Conclusion

Following review of the supplementary documentation the outstanding issues have been resolved subject to the following being secured by planning condition and/ or S106.

The WCATP contribution of £14,535 will need to be secured through Section 106 agreement A Travel Plan will need to be submitted to the County Council for agreement prior to occupation of the development.

### Officer Comment

The transport contributions have been progressed in the accompanying S106 Agreement. A travel plan can be requested through the imposition of new condition 16 below.

Amendments To Text: No amendments.

### Pre-Committee Amendments to Recommendation:

Trigger points for conditions 6 (Insulation), 7 (Plant Insulation), 9 (Landscape), 10 (Landscape) and 12 (Cycle parking) to read **Prior to occupation of the building**, rather than prior to commencement of development.

### **New condition 16**

Prior to the occupation of the building hereby approved, full details of a travel plan detailing the measures taken to promote sustainable travel modes shall be submitted to and approved by the Local Planning Authority. The travel plan shall be implemented in accordance with that agreed.

Reason: In the interests of promoting sustainable travel modes for future users of the building, Cambridge Local Plan 2006 policy 8/3.

### **New Condition 17**

Prior to the commencement of development and with reference to BS 5837 2012, details of the specification and position of all protection measures and techniques to be adopted for the protection of any trees from damage during the course of any activity related to the development, shall be submitted to the local planning authority for its written approval in the form of an Arboricultural Method Statement (AMS) and Tree

Protection Plan (TPP). The agreed measures shall be carried out during the course of the development.

Reason: In order that adequate provision is made for the protection of mature trees, Cambridge Local Plan 2006 policy 4/4.

### **New Condition 18**

Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and Local Planning Authority Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection. The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: In order that adequate provision is made for the protection of mature trees, Cambridge Local Plan 2006 policy 4/4.

### **DECISION:**

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CIRCULATION: First

ITEM: 4l                      APPLICATION REF: 14/0923/LBC

Location: Westminster College, Madingley Road

Target Date: 11.08.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

### **DECISION:**

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CIRCULATION: First

ITEM: 4m                      APPLICATION REF: 14/0770/FUL

Location: 191 Mill Road

Target Date: 10.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4n APPLICATION REF: 14/0713/FUL

Location: Ditton Fields Nursery School, Wadloes Road

Target Date: 03.07.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 4o APPLICATION REF: 14/1051/S73

Location: Station Area Redevelopment, Station Road

Target Date: 30.09.2014

To Note:

The applicant has provided the following clarification in response to questions raised by officers:

1. Specification for each view (contained in the submitted views study) such as the eye height and focal length to confirm whether these views are verifiable or more general.

The submitted views are general. The only built part of those views is the station. All other elements are being developed and therefore a "true" view is not possible. The eye height for all views is at 1.6m and the Focal Length is 35mm.

2. Inclusion of the PV panels proposed within these views.

PV panels are present in the actual model, demonstrating that these will not be seen from the ground.

3. Explanation as to whether the generator could be located towards the centre of the roof to allow the plant enclosure to be pushed back from the northern end of the building?

As per the submitted roof plan, the area in the centre is actually a hole to the fifth floor which is already occupied by plant. On either side of this there are the staircases and lift overruns that do not allow for space for the generator. The only location possible is on the northern side.

4. Longer views (including PV panels) in order that the impact of the proposed amendments on the wider Conservation Area can be assessed.

An addendum to the submitted views study which includes three additional longer views is provided.

The UDC team has provided the following comments in response to the additional information:

*) Longer/distant views*

Concerns regarding the addition of the plant enclosure have been resolved.

*b) View specification*

The Station and Microsoft are the only buildings that 'exist' but the views set still show the consented massing of the unbuilt parts of CB1. As such the UDC team are able to understand the impact of the changes on the emerging context.

*c) PV panels*

It is helpful to have confirmation that the PV panels are modelled and therefore will be unseen in the views.

*d) Generator*

It is helpful to have the location explained and the consequent limitations in terms of positioning.

Amendments To Text:      None

Pre-Committee Amendments to Recommendation:      None

**DECISION:**

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## **General Items**

CIRCULATION: First

ITEM: 5a                      APPLICATION REF: 14/1060/NMA

Location: Station Area Redevelopment, Station Road

Target Date: 29.07.2014

### **To Note:**

The applicant has provided the following clarification in response to questions raised by officers:

1. Additional doors on west elevation. There are clearly more than two new doors on the west elevation serving the gas meter room etc and the style of windows has changed so that the easy access arrangement into the external space is lost.

Due to design development, it has been necessary to introduce an additional escape strategy route at the west elevation. The doors on the gas meter room were not shown on the approved drawings and the substation has specific door requirements and is being developed in accordance with UKPN standards.

The operable windows to the western elevation have been a technical challenge and were therefore changed to doors to maintain ease of access to the open space. As a result of this, the number was reduced to allow for better layout and flexibility within the open space.

2. Additional 'active frontage' on north elevation unclear

The number of doors does remain the same as per the approved scheme. The difference lies in the fact that in the now submitted drawings the substation and gas metre room are located away from the NW corner and located on the service road. Therefore the amount of active frontage and the quality of that corner has significantly improved.

The western elevation has therefore been developed and the three service modules between grid lines C and F re-organised to avoid awkward doors and the notion of a back façade to improve both the function and appearance of the building.

3. Changing Facilities

The changing facilities proposed are spacious and will be fitted out to a high standards and therefore will provide more than adequate facilities. The absence of toilets will improve the overall experience, hygiene and speed of use.

The City Council's Cycle Parking Guide does not set out any requirement for the provision of toilets within individual changing facilities.



#### 4. Reduction in Size of Basement

The basement was reduced due to design development of Station Square. The reconfiguration of the taxi layby and the route out of the Station Square was above the approved basement outline and therefore the east side had to be pushed back to meet the curb line.

In addition the north east corner had to be reconfigured to allow for access and phasing of the development of the Northern Quarter and successful completion of the round kerb between the hotel and OTS.

#### 5. Cycle Stands

The distance between the Sheffield stands and the back of the double stacker is approximately 2.4m. It would be possible to re-organise this arrangement in order that a 2.5m clear dimension could be achieved. However, given that the distance achieved is already greater than the minimum required by the Council we would question whether this really was necessary?

The stair gradient is as per the approved scheme (an average of 1:3).

Through the discharge of conditions (particular condition 8) further cycle park access drawings, alongside a detailed drawings of both the Sheffield stands and the double stackers will be submitted to the Council which we consider will address the concerns being raised and is the appropriate time address any further concerns the Council may have.

Officer response

#### *Cycle Parking arrangements*

I am confident that the conditions attached to the planning permission for Block A1/A2 (as amended by application reference 14/1051/s73) are appropriate to ensure that useable cycle parking spaces are provided.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

#### **DECISION:**

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CIRCULATION: First

ITEM: 5b                      APPLICATION REF:              LGO Complaint

Location:                      Victoria Street

To Note:                      Attached is a statement from a 3<sup>rd</sup> party who has requested it be

read out at the committee meeting. Also attached are two letters from another 3<sup>rd</sup> party who is unable to attend the meeting.

Amendments To Text:

Paragraph 3.13      The 6 week period for seeking Judicial Review has also expired but the Courts can exercise discretion to allow a Judicial Review outside this timeframe.

Pre-Committee Amendments to Recommendation:

**DECISION:**

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CIRCULATION:      First

ITEM: 5c              APPLICATION REF: Footpath Diversion

Location:              Cambridge Biomedical campus

To Note:                Nothing

Amendments To Text:      None

Pre-Committee Amendments to Recommendation:      None

**DECISION:**